



Beechill Close, Walton-Le-Dale, Preston

Offers Over £189,950

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom semi-detached property, tucked away on a quiet cul-de-sac in the highly sought-after area of Walton-le-Dale, Lancashire. The home has been recently decorated with neutral décor throughout, creating a refreshed and welcoming home that is completely move-in ready.

Walton-le-Dale is a desirable residential area known for its sense of community, well-regarded schools, and excellent nearby amenities, including the Capitol Centre Retail Park and Preston City Centre just a short drive away. For commuters, the property is ideally placed, offering easy access to the M6 and M65 motorways, providing convenient links to Manchester, Blackburn, and beyond. Bamber Bridge and Preston train stations are also within close reach, while regular bus services operate throughout the area, making this a superb location for both professionals and families alike.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where a convenient WC is located. Directly ahead, you will enter the spacious lounge, which features a central fireplace and two large windows overlooking the front aspect. Moving through, you will enter the modern kitchen/diner. The fitted kitchen offers ample storage with an integrated oven and hob, as well as space for additional freestanding appliances. The dining area provides generous space for a family dining table, with access to the handy understairs storage, as well as double patio doors leading out to the garden.

Upstairs, you will find three well-proportioned bedrooms, two of which are doubles. This level also includes the three-piece family bathroom with an over-the-bath shower.

Externally, at the front of the property is a well-maintained garden alongside a private driveway providing off-road parking for multiple vehicles. To the rear is a generously sized garden, predominantly laid to lawn, with a flagged patio area - perfect for relaxing or entertaining.







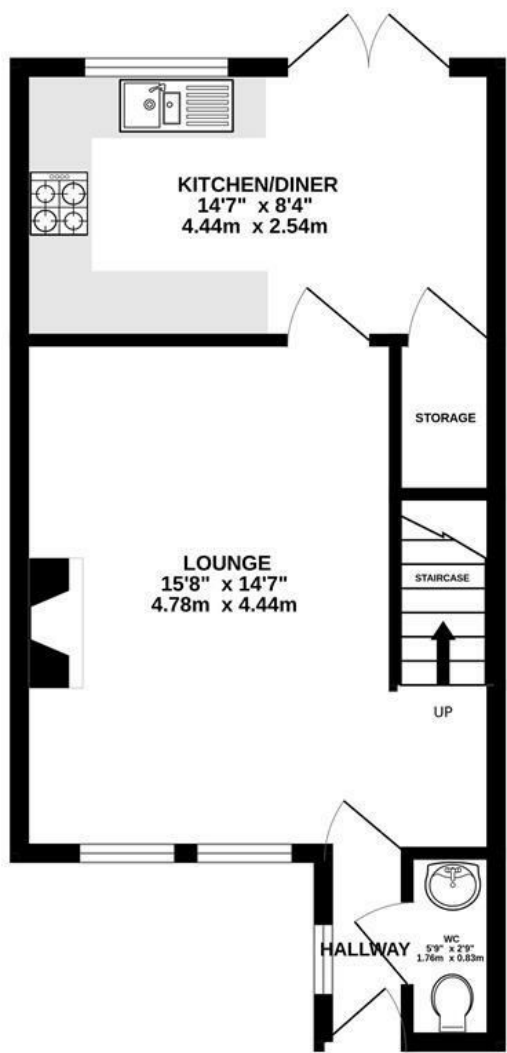




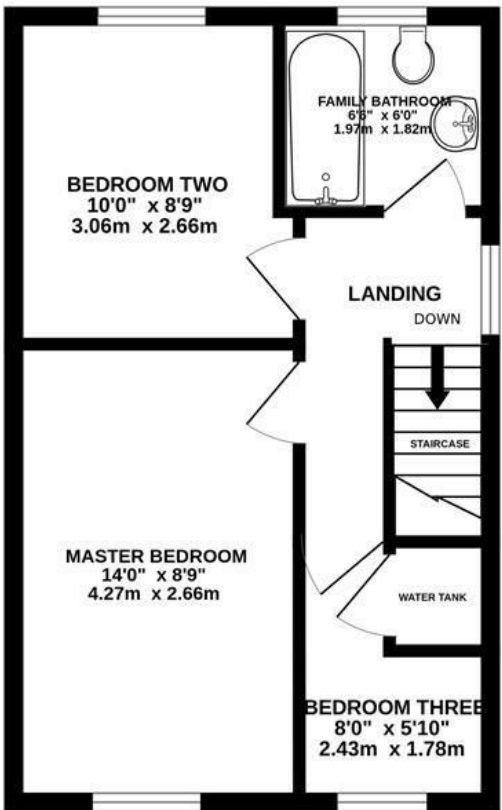


BEN ROSE

GROUND FLOOR
374 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 725 sq.ft. (67.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

